



WESTCOTT VILLAGE ASSOCIATION

Mr James Leaver

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Planning Department

Mole Valley District Council

Pippbrook

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Surrey, RH4 1SJ

6 April 2024

Dear Sirs

MO/2024/0373 Woodlands, Westcott, RH4 3LJ

I refer to this Certificate of Lawfulness application for a proposed development in respect of maintaining and upgrading an outbuilding to form gym with shower and TV room above.

I write in my capacity as the lead for planning matters for Westcott Village Association (WVA) and in relation to concerns shared with us by a couple of residents. Given that the principle of this application would appear to be broadly policy compliant, this is a letter which makes comments and is not an objection.

1. Please ask the applicant to label the existing plans and elevations north, south, east and west (not left and right) to avoid any potential confusion. We are concerned that the blanked opening in the west elevation (left?) should remain blanked to afford the neighbouring property privacy.
2. We have some general development control concerns about the potential impact this proposal might have on the neighbouring cottage if not properly conditioned. We believe Policy ENV22 is relevant with respect to design, particularly part 2.

POLICY ENV22 - GENERAL DEVELOPMENT CONTROL CRITERIA

Where the principle of proposed development accords with the other policies of this Plan a design and layout will be required which:

1. is appropriate to the site in terms of its scale, form and appearance and external building materials;
2. does not significantly harm the amenities of the occupiers of neighbouring properties by reason of overlooking or its overshadowing or overpowering effect, noise, traffic or other adverse environmental impact;
3. respects the character and appearance of the locality;
4. has regard to attractive features of the site such as trees, hedges, walls or buildings that contribute to the character of the locality;
5. provides any necessary screening and landscaping suitable to the character of the locality;
6. provides safe access to the site and adequate parking to adopted standards;
7. provides a satisfactory environment for occupiers of the new development.

Yours faithfully,



James Leaver

Planning Lead, Westcott Village Association